

**City of Greensboro Planning Department  
Zoning Staff Report  
August 14, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** J  
**Location:** 4901 Lake Jeanette Road (Northwest side of Lake Jeanette Road between Roberson Comer Road and Bass Chapel Road)

**Applicant:** Roger D. Byrd  
**Owner:** Roger D. Byrd

**From:** County AG  
**To:** City CD-RM-12

**Conditions:** 1) Uses limited to townhomes or condominiums for sale.  
 2) No structure shall exceed 3 above ground stories in height.  
 3) Maximum of 8 units.

SITE INFORMATION	
<b>Maximum Developable Units</b>	8
<b>Net Density</b>	7.9 dwelling units per acre
<b>Existing Land Use</b>	Single Family Residential
<b>Acreage</b>	1.01
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Some mature trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Moderate Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
<b>Location</b>	<b>Land Use</b>	<b>Zoning</b>
<i>North</i>	The Gables at the Grande	CD-RM-8
<i>South</i>	Single Family Residential	RS-12
<i>East</i>	Waterford Apartments	CD-PDM
<i>West</i>	Single Family Residential	RS-12

<b>ZONING HISTORY</b>		
<b>Case #</b>	<b>Year</b>	<b>Request Summary</b>
W186	2006	Request for CD-RM-8 original zoning withdrawn by City Council on July 18, 2006.

<b>DIFFERENCES BETWEEN AG (EXISTING) AND CD-RM12 (PROPOSED) ZONING DISTRICTS</b>
<b>AG:</b> Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.
<b>CD-RM-12:</b> Primarily intended to accommodate multifamily uses at a density of 12.0 units per acre or less. See Conditions for use limitations and other restrictions.

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Lake Jeanette Road – Minor Thoroughfare
<b>Site Access</b>	A maximum of one access point will be approved and must meet the City of Greensboro Driveway Standards per Ordinance.
<b>Traffic Counts</b>	Lake Jeanette Road ADT = 7,000
<b>Trip Generation</b>	N/A
<b>Sidewalks</b>	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets
<b>Transit</b>	No
<b>Traffic Impact Study</b>	Not required per TIS Ordinance
<b>Street Connectivity</b>	N/A
<b>Other</b>	N/A

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	Yes, site drains to Greensboro watershed WS III
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	Maximum BUA allowed is 70% of site acreage (High Density option). All existing and proposed BUA must drain and be treated by a State approved BMP (pond or similar).

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	15% of the total site for lots less than 55,000 square feet
<i>South</i>	
<i>East</i>	
<i>West</i>	

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

*Growth at the Fringe Goal:* Provide a development framework for the fringe that guides sound, sustainable patterns of land use, limits sprawl, protects rural character, evidences sound stewardship of the environment, and provides for efficient provision of public services and facilities as the City expands. Development will increase density and mix land uses at a pedestrian scale with sidewalks, bikeways, and where possible, public transit.

*POLICY 4G.1:* Promote compact development.

*Housing and Neighborhoods Goal:* Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

*POLICY 6A.2:* Promote mixed-income neighborhoods.

*POLICY 6C:* Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

*POLICY 9A.5:* Continue to link City-initiated annexations and approvals of annexation petitions for water/sewer extension policies regarding designated growth areas.

### Connections 2025 Map Policies:

*The area requested for rezoning lies within the following map classifications:*

*Moderate Residential (6-12 d.u./acre):* This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

## CONFORMITY WITH OTHER PLANS

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

## STAFF COMMENTS

**Planning:** This lot became an island of County property when surrounding tracts for the Lake Jeanette planned unit development and The Gables at the Grande were requested for annexation by the respective property owners. It has retained its County zoning designation of Agricultural to this day.

This property is within the Tier One (Current Growth Area) as shown on the Growth Strategy Map of Connections 2025.

There is a 24-inch water line in the street along the property frontage. There is no sewer line alongside this property at present. However, a sewer line to it has been authorized to be extended by the City in conjunction with Lake Jeanette Road widening.

This property is less than a quarter mile from a fire station and the Police Department estimates very minor impact on its service provision. Other City services can be provided in a manner similar to their provision to the previously-annexed properties nearby.

CD-RM-12 zoning with a limitation of 8 residential units is compatible with the zoning pattern to the north and east of this lot. Multifamily development is consistent with the Waterford Place apartments to the south and east, as well.

This request is consistent with the Moderate Residential land use classification on the Generalized Future Land Use Map.

This request is also consistent with the Housing and Neighborhoods Goal of Connection 2025 and it addresses comprehensive plan policies of promoting compact development, promoting diversification of new housing stock, and promoting mixed-income neighborhoods.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

### **STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.